Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

**Form-5**
**Certificate by Architect / Licensed Surveyor** **Date: 26/01/2026**

**(Certificate for the purpose of completion of Layout/ Sub-Division Project)**

Address of the Project: **Keeranallur Village , Sriperumbadur Taluk & Kancheepuram District. TamilNadu.**

**Name and Address of the Promoters.**

**T.Neelakandan , B.Ravi, Bala, M.Thirunavukarasu, T.Roopavani & N.Lakshmi,**
**No: 52, Kamarajar Salai, Chinnaiyan Nagar,**
**Sevilimedu, Kancheepuram.**

Subject: Certificate for **N.R.I NAGAR - Reg**

Sir,

I, **S.KARTHIKEYAN** having License No. **RE/GR.III/015/2021** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"** N.R.I NAGAR**"** situated on the Plot bearing Survey no. **30/1A & 30/1B,** Plot no. **1 to 31** demarcated by its boundaries (latitude and longitude of the end points) **12.92808, 79.83005** to the North , **12.927924, 79.829806** to the South ,**12.928077, 79.829517** to the East **,12.928165, 79.830108** to the West of Division **Keeranallur** Village, **Sriperumbadur Taluk & Kancheepuram District** measuring **(1.10 Acre) 4450.00 sq. mts**. Being developed by **T.Neelakandan , B.Ravi M.Thirunavukarasu, T.Roopavani & N.Lakshmi.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP, Kanchipuram** vide **Planning Permission No. SWP/DTCP/Kancheepuram / Layout No. 63/2025 (T9CRHXDJ/2025/TCP) , Dated 21/05/2025** including all amenities and facilities as committed by the promoter to the allottees.

*Yours Faithfully,*

S . K A R T H I K E Y A N
**(Reg. License No RE/GR.III/015/2021)**

Er.S.KARTHIKEYAN, M.E., Cell:9481018481/9786788755
Registered Engineer RE/Gr.III/015/2021
Plan, Estimation, Elevation, Valuation,
EDCR Online Drawing, Plan Approval, Survey(R.L)
Structural Plan, Layout Approval, I/C Piddering & Construction,
Consultation, individual House, Interior Works, Modular Kitchen,
TSK CONSTRUCTION Housing Loan, Individual House Promoters & Flat Promoters
No. 102 B.70, KAMARAJAR STREET, (opp. to Bus Stand)
KANCHIPURAM, TAMILNADU. 631502.

Enclosed:

Photographs of all sides of site

# DISTRICT TOWN AND COUNTRY PLANNING
# KANCHIPURAM DISTRICT

**No.33I/95 Kottrampalayam Street, Near Rangasamikulam,**
**(Old Employment Office)Kancheepuram -631 501.**
**Phone No.044-27227937, E-mail:** ddkanchidtcp@gmail.com.

. This is to certify that the Thiru/Tmt. / M/S. **S.KARTHIKEYAN** has enrolled as **Registered Engineer Grade III (RE)** with District Town and Country Planning, Kanchipuram. who has qualification of **BE., (Civil Engineering)** and experience in the relevant field for **3** years.

He / She has been given the Registration No. **RE/Gr.III/015/2021** on **20.07.2021**. He/She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18/ MAWS (MA1) Dept. Dated. 04.02.2019.

This Registration is valid up to **19 .07.2026**.



**Deputy Director (I/C)**
**District Town and Country Planning**
**Kanchipuram**

Er.S.KARTHIKEYAN, B.E., Cell:9244119144/8754795755
Registered Engineer RE/Gr.III/015/2021
Plan, Estimation, Elevation, Valuation.
EDCR Online Drawing, Plan Approval, Surveying, Structural Plan, Layout Approval, AO Plastering & Construction, Consultation, Individual House, Interior Works, Modular Kitchen, Housing Loan, Individual House Promotors & Flat Promotors.
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No. 102 B/70, KAMARAJAR STREET, (opp. to Bus Stand)
KANCHIPURAM, TAMILNADU. 631502.

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.